

**VERONA VIEW
OCTOBER 2018**

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Association Website: www.veronatownhomes.com**

925-734-6520

BOARD OF DIRECTORS

**Rickey Juarez, President
Wayne Watari, Vice President**

**Diane Birchell, Financial Officer
Don Clark, Secretary**

Joe McAdams, Director

ANNUAL MEETING & BOARD ELECTION BY ACCLAMATION

The Annual Board Election and Annual meeting will be held on Wednesday, October 17th. As previously notified, there were four candidates that were interested in running for the Board. Therefore, you received a new ballot to vote for your Board of Directors.

Also, included on the ballot were the Federal Tax Resolution and Earthquake Insurance. The premium for the Earthquake Insurance alone will increase by \$20 per month per unit. Please note this \$20 increase is for the insurance portion of the budget and does not reflect final assessment for 2019.

EARTHQUAKE INSURANCE

The Association's agent was at the September Board Meeting to answer questions regarding the Earthquake premium and the purpose of the increase. The primary reason for the increase is due to the mapping changes which affects the probability of an earthquake for the area. The Association has paid \$52K to \$108 during a period from 2005 to 2018. The agent also received a number of quotes from carries that ranged from \$78K to \$135K which reflected changes in the policy limits to either remain the same or lower. If you have any questions, regarding the earthquake police, please forward an email to Management or attend the October meeting.

COMMON AREA

Please remember that all personal items, such as garden statues, potted plants and seasonal flags or signs including security such as ADT, must be kept on your front porch. The walkways and garden areas adjacent to your front entry are common areas and no personal items are allowed there.

OUTDOOR LIGHTING

If you see any lights that are out, please contact Management to have it repaired. Also, residents should leave on their porch lights to help increase lighting within the community.

**All parking permits must be displayed
at all times including weekends 24 hours a day, seven days a week.**

Any vehicle without a permit will be towed without notice at the expense of the vehicle owner. As a reminder, residents that do not require a permit, you are still required to register your vehicle which

includes providing a valid DMV registration that shows both the resident and property address. If you have any questions or have received a notice, please contact HAS immediately to resolve the issue.

A resident using a visitor pass is prohibited. Misuse of the visitor permits or resident permits will result in a hearing, fine and the possibility of your vehicle being towed.

The cost for a replacement permit for both resident and visitor is \$25.

PEDESTRIANS VS. WHEELS

PLEASE SLOW D-O-W-N when driving into or around the Association. Use caution when walking in the evenings, especially when crossing streets. And drivers, watch out for cyclists and skaters. Also, please do not ride bikes, skateboards and scooters on the sidewalks. Sidewalks are for pedestrians and it can be very difficult to slow down in time to avoid hitting someone strolling on the same sidewalk where you are racing your bike or skateboard.

PESTS AND SNAKES

It's that time of the year when snakes may be more visible. Snakes such as king, gopher and garden snakes are good for the community. It eats the rats, gophers, moles, voles, etc. Also, as a reminder that leaving bait stations for rodent are prohibited and against the law to place these bait stations in the common areas. This may kill or sicken pets and children & adults

PETS

Pet owners are reminded to pick up after your pet. Please be sure to pick up your pet waste and dispose properly in your trash. Also, please do not leave pet food and water outside, this attracts unwanted pests including raccoons, skunks, etc.

REMINDER – WATER LEAK INFORMATION REMINDER – WATER LEAK INFORMATION

If you have a water line break, please call the City of Pleasanton Water Department. It can get someone to shut off the water faster than anyone (at no cost). Business hours number: 925-931-5500. After Business Hours, call the Pleasanton Police Department at 925-931-5100. The police will contact the Water Department.

CLUBHOUSE USE

The carpets were cleaned twice this year, once for the annual cleaning and the other due to spills that are occurring during use. As a reminder, residents using the clubhouse will be charged for cleaning the carpets if there is a spill or mess, no exceptions.

BOARD MEETING DATE

The Board meets on the third Wednesday of each month (with the exception of December) at 6:00 p.m. in the Association clubhouse. The next Board meeting is scheduled for Wednesday, October 17, 2018. All homeowners are encouraged to attend.

VERONA WEBSITE & COMMUNICATION

Our website contains a lot of important information about Verona as well as the most frequent forms homeowners need. You can easily find the governing documents, rules and regulations, the architectural application form and architectural standards. The website address is: www.veronatownhomes.com.

You may also receive email alerts as well as opting out from receiving mail. You can do so by logging on to www.hoaservices.net or request a form from Management. You will need your account number and property address to change your settings of communication. This will also save costs to the HOA for printing and postage. This log in is separate from the HOA's website.